

TOWN OF TRAPPE  
PLANNING COMMISSION MEETING  
JUNE 14, 2023

**Meeting – 6:00 pm**

The meeting was called to order at 6:00 pm by Vice-Chairman Bobby Quidas. Planning Commission members Brian Schmidt and Ben Diefenderfer were present. Other attendees for the Town: Town Administrator Erin Braband and Town Planner Peter Johnston.

**Review of the Minutes**

The minutes from the May 16, 2023 meeting were approved as submitted.

**Old Business**

None

**New Business**

**Jefferson Calloway – Short-term rental**

Mr. Calloway received a letter informing him that he is not allowed to operate his property on Maple Avenue as an air bnb as the Town does not allow air bnb's according to the Town's existing Zoning Ordinance. Mr. Calloway gave an overview of his property and how the air bnb works. This house is divided into 2 separate dwelling units and only the downstairs is being used as an air bnb, the upstairs currently houses a long-term renter. After discussion, the Planning Commission requested additional information on short-term rentals and would like to consider implementing a short-term rental program for Trappe. Commissioner Diefenderfer made a motion to suspend enforcement for 6 months for the downstairs unit of 29332 Maple Avenue while the Planning Commission reviews short-term rental programs and decides if Trappe will create a program or not. Commissioner Schmidt seconded the motion, and it was unanimously approved. Mr. Calloway will contact Town Hall to get a rental inspection completed and provide the office with his rental manager's information. Administrator Braband will compile short-term program information from some of the surrounding jurisdictions and provide the information to the Planning Commission to be reviewed and discussed at their July meeting.

**29345 Greenfield Avenue – building permit application**

Administrator Braband stated that a building permit application and site plan have been submitted for a new house at 29345 Greenfield. This property is a corner lot, fronting School Street and Greenfield Ave. The builder would like to put the front door of the house on the School Street side but will have the driveway off the Greenfield Avenue side. Due to the difference in orientation, Town staff deferred approval of the permit to the Planning Commission. The plans have been reviewed and approved by MDIA. After discussion, Commissioner Diefenderfer made a motion to approve the building permit application and site plan as submitted and to require that the property owner clearly mark the address at the end of the driveway. Commissioner Schmidt seconded the motion and it was unanimously approved.

**Lakeside**

**Phase 1A Amenity Area –**

Bob Rauch is requesting final site plan approval for the Phase 1A amenity area. This received preliminary approval in July of 2022 and final GMB approval on 5/24/23. The landscape plans have been submitted to the Town and the Council approved 6 EDUs for this area at their June 7, 2023 meeting. This

satisfies all of the conditions of the preliminary site plan approval previously given by the Planning Commission. The wastewater from this area will be handled by the Lakeside WWTP and the Certificate of Occupancy will not be issued until the Lakeside WWTP is operational. After review and discussion, Commissioner Schmidt made a motion to grant final site plan approval for the Phase 1A amenity area. Commissioner Diefenderfer seconded the motion, and it was unanimously approved.

#### Phase 1C

Bob Rauch presented a plat for Phase 1C that would allow for a lot line revision for 3 lots in this phase. This lot line revision will revise Section 1C, Section 2C and Section 3C, no other changes are being made. Commissioner Schmidt made a motion to give preliminary plat approval for the Phase 1C, Sections C1, C2 and C3 plat. Commissioner Diefenderfer seconded the motion and it was unanimously approved.

Bob Rauch presented a plat for Phase 1C that would create the subdivided lots within Phase 1C, Sections 1C, 2C and 3C as shown. Commissioner Schmidt made a motion to give preliminary plat approval for the Plat showing the subdivided lots for Phase 1C, Sections 1C, 2C and 3C. Commissioner Diefenderfer seconded the motion and it was unanimously approved.

#### **Commission/Staff Items**

None

With no other business to discuss the meeting was adjourned at 7:01 pm.

Respectfully submitted,

Erin Braband, Town Administrator